

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

July 1, 2002

**RESPONSIBLE STAFF:**

**Daniel R. Janousek, AICP  
Planner (Mark Depoe will present  
at the Public Hearing).**

**AGENDA ITEM:**

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
<b>X</b>	<b>Public Hearing: **Joint**</b>
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item  
is a public hearing)

Introduced	
Advertised	06/12/02
	06/19/02
Hearing Date	07/01/02
Record Held Open	
Policy Discussion	

**TITLE: SDP-01-007**

Public Hearing for Schematic Development Plan SDP-01-007  
for Kentlands Retail Section 2.

**SUPPORTING BACKGROUND:**

The applicant, Archstone Communities, requests approval of a Schematic Development Plan (SDP), known as Archstone Kentlands Village. The plan includes a proposed change of use from retail and restaurant to mixed use on approximately 7.55 acres of land on two parcels, incorporating three and four story mixed use residential/commercial/office buildings and a parking garage. The two parcels are adjacent to and east of Quince Orchard Boulevard and within the Kentlands development in the Mixed Use Development (MXD) Zone.

The SDP reflects the Final Site Plan information for the surrounding built development. The Natural Resources Inventory and Forest Conservation Plans were previously approved and not required for this application.

The record is open since October 15, 2001 when a Joint Public Hearing was conducted by the Mayor and Council for this application. Following a request by the applicant, the SDP application was exempted from the residential deferment period on June 3, 2002.

Applicant Presentation approximately 10 minutes.

**Attached:**

Exhibit 1: Schematic Development Plan Application (revised)  
Exhibit 2: Site Plan (revised)  
Exhibit 3: Conceptual Elevations (revised)  
Exhibit 4: Landscape Plan  
Exhibit 5: Circulation Plan

**DESIRED OUTCOME:**

**Record remains open from October 15, 2001. Planning Commission will make its recommendation to the Mayor and City Council on July 10, 2002.**

## SITE PLAN APPLICATION

In accordance with Article III, Division 19, Section 24-160 D.9  
and Article V of the City Code

Application #	<u>SDP-01-007</u>
Date Filed	<u>5-31-02</u>
Total Fee	<u>\$ 7500 pd.</u>

- ☐ CONCEPT  
☐ PRELIMINARY  
☐ FINAL (MXD FEE APPLIES)  
☒ SCHEMATIC DEVELOPMENT (Amendment) - Revised

## 1. SUBJECT PROPERTY

Project Name Archstone Kentlands Village  
 Street Address 909 Quince Orchard Road, Gaithersburg, MD 20878  
 Zoning MXD Historic area designation ☐ Yes ☒ No  
 Lot H Block 0 Subdivision Kentlands - Retail Area 2  
 Tax Identification Number (MUST BE FILLED IN) 160903069352

## 2. APPLICANT

Name Archstone Communities ATTN: Jon Wood  
 Street Address 6631 Old Dominion Drive Suite No. \_\_\_\_\_  
 City McLean State VA Zip Code 22101  
 Telephones: Work (703) 883-3540 Home \_\_\_\_\_  
 Co-Applicant: Stanford Properties, LC - ATTN: Andy Brown (301) 718-1804  
4909 Cordell Ave, 2nd Floor - Bethesda, MD. 20814

## 3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) \_\_\_\_\_  
 Name of previously approved Final Plan (if applicable) \_\_\_\_\_

## 4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Duany Plater-Zyberk & Company ATTN: Mike Watkins  
 Architect's Maryland Registration Number \_\_\_\_\_ Telephone (301) 948-6223  
 Street Address 320 Firehouse Lane Suite No. \_\_\_\_\_  
 City Gaithersburg, State MD Zip Code 20878

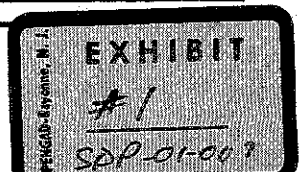
Engineer's Name Gutschick, Little & Weber, P.A. ATTN: Dave Weber  
 Engineer's Maryland Registration Number \_\_\_\_\_ Telephone (301) 421-4024  
 Street Address 3909 National Drive, Suite 250 Suite No. \_\_\_\_\_  
 City Burtonsville, State MD Zip Code 20866

Developer's Name Archstone Communities Telephone (703) 883-3540  
 Street Address 6631 Old Dominion Drive Suite No. \_\_\_\_\_  
 City McLean, State VA Zip Code 22101  
 Contact Person Jon Wood

## 4. PROPERTY OWNER

Name American Retail Properties  
 Street Address 6521 Crooked Creek Road Suite No. \_\_\_\_\_  
 City Norcross State GA Zip Code 30092  
 Telephones: Work \_\_\_\_\_ Home \_\_\_\_\_

continuation on reverse side



6. PRIMARY USE  
☒ Mixed Use

☐ Non-Residential

☒ Residential

7. PROPOSED UNIT TYPE

☒ Mixed Use  
☒ Office/Professional  
☐ Restaurant

☐ Retail/Commercial  
☒ Residential Multi-Family  
☐ Residential Single Family

☐ Other

8. WORK DESCRIPTION

Mixed Use Multi-family residential development and office building

9. PROJECT DETAIL INFORMATION. Please supply the following information

DEVELOPMENT INFORMATION		REQUIRED	Parcel PROVIDED	Parcel
1. Site (square feet)			254,897	75,877
2. Site Area (acres)			5.85	1.74
3. Total Number of Dwelling Units/Lots			307	0
4. Height of Tallest Building			72'	TBD
5. Green Area (square feet)			84,000	18,296
6. Number of Dwelling Units/Acre			53	0
7. <del>Maximum Green</del> Building Coverage			52%	TBD
8. Green Area (Percent)			33%	24%
9. Residential				
a. Single Family Detached	# Units		0	0
b. Single Family Attached	# Units		0	0
c. Multi-Family Condo	# Units		0	0
d. Multi-Family Apartment	# Units		307	0
e. Other - Non-residential (sq. ft.)			20,106*	0
10. Retail/Commercial	Sq. Ft.		0	0
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		0	0
12. Office/Professional	Sq. Ft.		0	30,000 maxi
13. Warehouse/Storage	Sq. Ft.		0	0
14. Parking			628 +/-	110 +/-
15. Shared Parking/Walver			N/A	N/A
16. Other			N/A	N/A
17. Total			N/A	N/A

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.
3. Completed checklist.
4. Fee as applicable.

\*Clubhouse Leasing Office:

1,500 sq. ft.;

Clubhouse Amenity Space:

5,413 sq. ft.;

Non-Residential:

13,193 sq. ft.

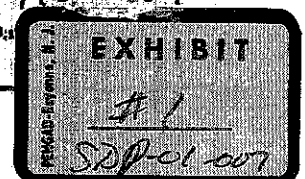
I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Jon C. Wallaston

Applicant's Signature [Signature]

Daytime Telephone 705 883 3548

[Signature] Andrew L. Brown  
 301-718-1508



# SCHEMATIC DEVELOPMENT PLAN

## ARCHSTONE KENTLANDS VILLAGE

### GENERAL NOTES

- 1) SITE IS LOCATED AS PARCEL 14 AND 15, BLOCK 9, ARCHSTONE KENTLANDS VILLAGE, PARCEL 14 SITE IS 24,497 SQ. FT. OR 563 ACRES, AND PARCEL 15 SITE IS 28,977 SQ. FT. OR 661 ACRES.
- 2) ZONING: UNO
- 3) SITE IS PART OF THE NEIGHBORHOOD FOUR USE PLAN.
- 4) STORMWATER MANAGEMENT NOTE: THE SITE CURRENTLY HAS STORMWATER RUNOFF QUALITY & QUANTITY CONTROLS PROVIDED BY EXISTING OFFSITE DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL MAINTAIN STORMWATER MANAGEMENT FEATURES PROVIDED.
- 5) THERE ARE NO SPECIAL ENVIRONMENTALLY SENSITIVE AREAS OR HISTORIC AREAS ON THIS SITE.
- 6) MAINTENANCE OF COURTYARDS / OPEN SPACES / AMENITIES ARE THE RESPONSIBILITIES OF THE OWNERS.

### PLANNING NOTE

THE SITE IS TO BE DEVELOPED AND ALL PROPOSED BUILDINGS AND SITE DEVELOPMENT WORK SHALL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT OF THE FUTURE OFFICE BUILDING LOCATED ON PARCEL 1.

### FOREST CONSERVATION NOTE

SUBJECT PROPERTY WAS INCLUDED AS PART OF AN APPROVED LARGES SCALE FOREST CONSERVATION PLAN. THIS PROPOSED DEVELOPMENT WILL NOT HAVE ANY EFFECT ON THE APPROVED FOREST PLAN.

### TABULAR SUMMARY - PARCEL 14

EXISTING CONDITION
AREA = 5,495 ACRES
IMPERVIOUS COVER = 4.1% ACRES
GREEN SPACE = 1.8 ACRES
USE = VACANT (FUTURE)
PROPOSED CONDITION
AREA = 5,495 ACRES
IMPERVIOUS COVER = 1.8% ACRES
GREEN SPACE = 1.8 ACRES
USE = VACANT (FUTURE)
NO. OF BUILDING UNITS = 207 APARTMENTS
NEW RESIDENTIAL AREA = 13,143 SQ. FT.
CLUB HOUSE, LEASING OFFICE = 1,300 SQ. FT.
CLUB HOUSE, MEETING SPACE = 5,043 SQ. FT.
BUILDING AREA TOTAL = 13,143 SQ. FT. (223) INCLUDING PARKING STRUCTURE
PARKING PROVIDED = 238 SPACES (SEE TABULATION THIS SHEET)

NOTE: TO THE PARKING SPACES WILL BE PROVIDED ON THE ADJACENT 1.7% ACRES OF THE SITE. THE PROPOSED DEVELOPMENT WILL NOT HAVE ANY EFFECT ON THE APPROVED FOREST PLAN.

### PARCEL 14 PARKING SUMMARY

Use Type	Number	S.F.	Parking Spaces per Unit/1000 S.F.	Total Parking	Day Evening 6 am to 6 pm	Weekend 6 am to 6 pm	Nighttime 6 am to 6 pm	Day Evening 6 am to 6 pm	Weekend 6 am to 6 pm	Nighttime 6 am to 6 pm
1 RESIDUAL	125	1,700	2.00	250	100 %	100 %	100 %	100 %	100 %	100 %
2 RESIDUAL	140	2,000	2.00	280	100 %	100 %	100 %	100 %	100 %	100 %
3 RESIDUAL	42	2,300	2.00	84	100 %	100 %	100 %	100 %	100 %	100 %
LEASING OFFICE		1,300	2.00	26	100 %	100 %	100 %	100 %	100 %	100 %
CLUB HOUSE		13,143	4.00	526	60 %	60 %	60 %	60 %	60 %	60 %
CLUB HOUSE		5,043	4.00	202	60 %	60 %	60 %	60 %	60 %	60 %
TOTAL				1,068						

### PARCEL 15 WAREHOUSE USE PARKING REQUIREMENTS

STRUCTURED PARKING 657  
ON-STREET PARKING 243  
TOTAL PARKING 900

NOTE: TO THE PARKING SPACES WILL BE PROVIDED ON THE ADJACENT 1.7% ACRES OF THE SITE. THE PROPOSED DEVELOPMENT WILL NOT HAVE ANY EFFECT ON THE APPROVED FOREST PLAN.

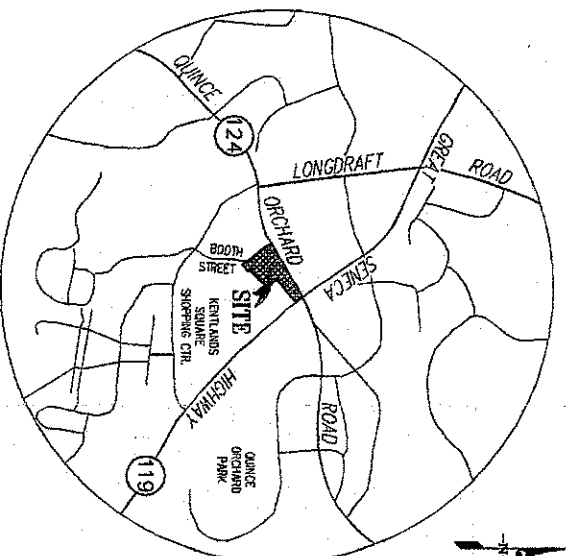
ON-STREET PARKING ON PARCEL 15 ADJACENT OFFICE SITE

TOTAL PARKING 900

61

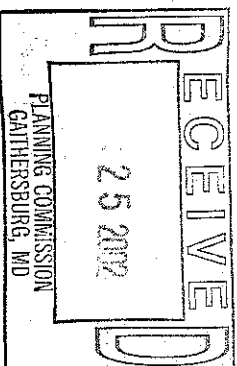
### VICINITY MAP

SCALE: 1" = 1,000'



### TABULAR SUMMARY - PARCEL 15

EXISTING CONDITION
AREA = 1.7% ACRES
IMPERVIOUS COVER = 0.8% ACRES
GREEN SPACE = 0.9% ACRES
USE = VACANT (FUTURE)
PROPOSED CONDITION
AREA = 1.7% ACRES
IMPERVIOUS COVER = 0.8% ACRES
GREEN SPACE = 0.9% ACRES
USE = VACANT (FUTURE)
PROPOSED USE:
OFFICE BUILDING
BUILDING AREA: UP TO A MAXIMUM OF 30,000 SQ. FT.



### CLIENT INFORMATION

ARCHSTONE KENTLANDS VILLAGE  
6601 OLD DOMINION DRIVE  
MCLEAN, VIRGINIA 22101  
ATTN: JON WOOD  
TEL: (703) 883-3540

### COVER SHEET

ARCHSTONE KENTLANDS VILLAGE  
BLOCK 9, PARCEL 14, 15  
PLAT 14 IN PLAN NO. 8888 & PLAT 15 IN PLAN NO. 8889

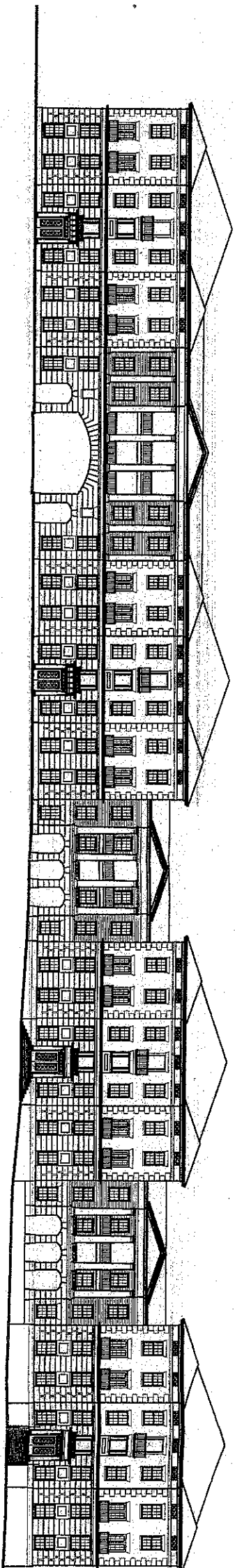
SCALE: 1/8" = 1'-0"

DATE: 01/08/02  
BY: J. WOOD  
CHECKED: J. WOOD  
DATE: 01/08/02

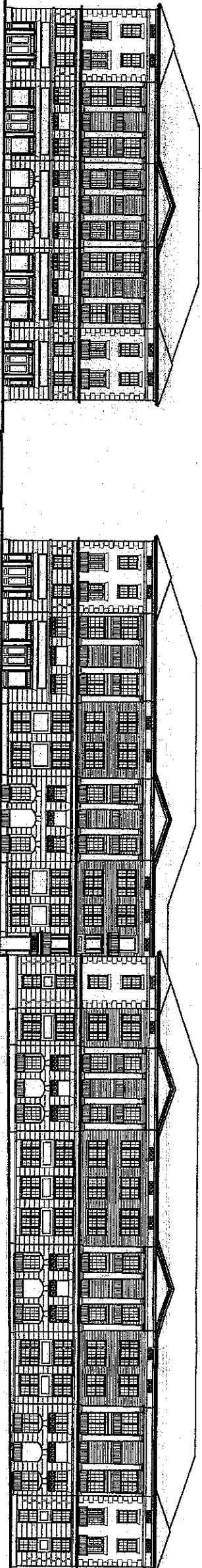
EXHIBIT  
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SPD-01-003



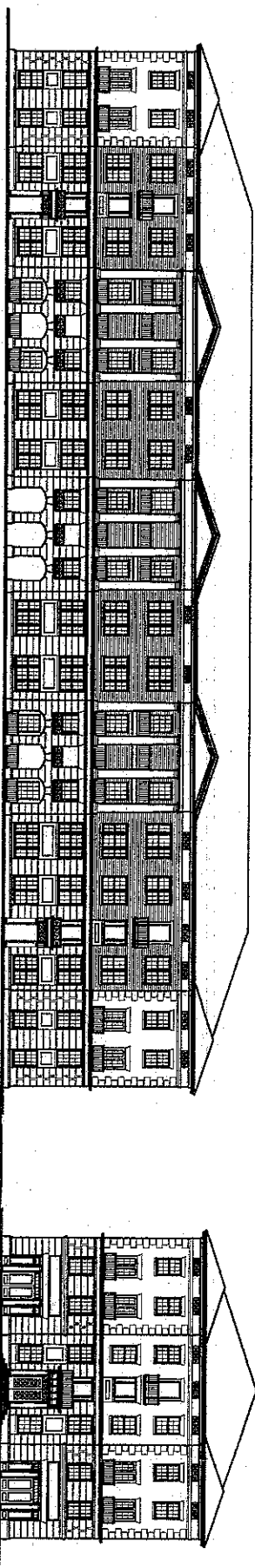




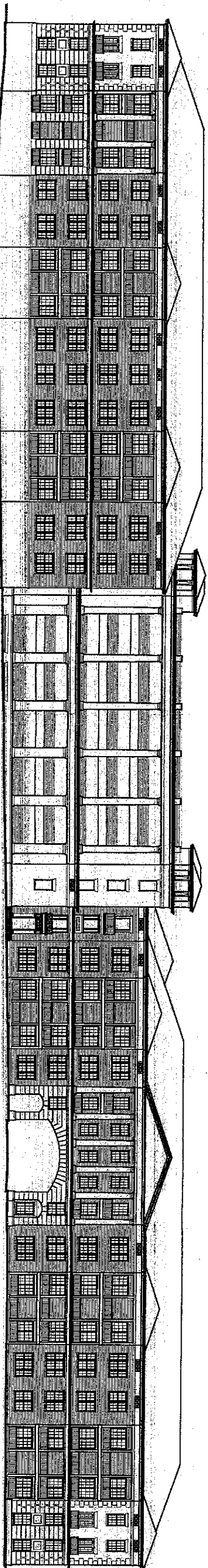
BOOTH STREET ELEVATION



QUINCE ORCHARD ROAD ELEVATION



EAST ELEVATION



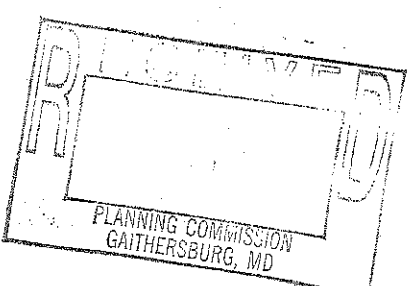
SOUTH ELEVATION


ARCHSTONE KENTLANDS

ELEVATIONS AT 1"-40'-0"

GAITHERSBURG, MARYLAND

20 JUNE 2002





RECEIVED  
PLANNING COMMISSION  
GAITHERSBURG, MD

PENGAD-Bayonne, N. J.

EXHIBIT

#4

50A-21-007

